



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 8/10/21 Date Received: 7/16/21  
Meeting Deadline: 7/19/21 Case Number: R221-12

## LOCATION:

Site Address: 2407 Matthews

Side of Street: S between Strawfloor Dr. and Wildflower Dr.

Quarter: NW Section: 23 Township: 14N Range: 3E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: C-3

Size of site (square feet and acres): 1.1 ac. (47,916 s.f.) Street frontage (feet): 112'

Existing Use of the Site: Commercial building, several storage buildings

Character and adequacy of adjoining streets: Residential and commercial, cemetery; good condition

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North Public Right of Way (Residential across street)

South Residential

East Commercial

West Residential

Physical characteristics of the site: Slightly sloped and wooded with several storage buildings

Characteristics of the neighborhood: Mix of commercial and residential, with a city cemetery.

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**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? *R-1*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *Advised by inspector. Lot sits next to commercial property.*
- (3). If rezoned, how would the property be developed and used? *Construction Company Office, Equipment Storage*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *No additional buildings will be added. Existing storage buildings may be improved.*
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? *Yes (Moderate Intensity Growth sector)*
- (6). How would the proposed rezoning be the public interest and benefit the community? *Providing an home office for a construction company*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *Zoning matches property immediately to the east*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *Lot gives the visual effect of commercial property.*
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. *No significant affects on any, as the land is only looking to improve existing buildings.*
- (10). How long has the property remained vacant? *The lot is currently being used.*
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? *As no major chages are being made, no increase on service demand would be expected*
- (12). If the rezoning is approved, when would development or redevelopment begin? *The existing buildings will be improved in the coming months.*
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
*All neighbors have been notified by registered mail (see attached)*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Casey Turner  
 Address: 206 Lake Drive  
 City, State: Jonesboro ZIP 72405  
 Telephone: 870-919-5368  
 Facsimile: \_\_\_\_\_  
 Signature: Casey Turner

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**Deed:** *Please attach a copy of the deed for the subject property.*

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